



CLUSTER 8

Final Reinvestment Recommendations

INTRODUCTION

On November 20, 1997, Cluster 8 Board members and stakeholders reviewed and prioritized recommendations for reinvestment and revitalization of the cluster. The listing below identifies all recommendations by issue area with the top three recommendations in bold type. These recommendations will be part of the cluster's final report. The top three will be included in the City-wide Community Reinvestment Report. (See pages 109 - 110 for Neighborhood Commercial and Housing Potential Sites and Proposed Land Use maps.)

Neighborhood Commercial Facilities

1. Work with the Detroit Police Department's Crime Prevention Unit to develop a crime analysis report, with recommendations for Cluster-wide physical improvements to deter crime and improve response time.
2. Request that the City of Detroit's Planning and Development Department take leadership with other appropriate entities to market the unique and positive qualities to the Community to developers; create a program to attract desirable new uses to the community; identify priority areas for redevelopment and create parcel and block profiles; create a general information document detailing community and development site assets; develop sales presentation and marketing materials.
3. Pursue major "update" or redevelopment of Grand Land shopping center as a primary site to include "new" type businesses, i.e. Kinko's, Office Max, coffee house, book store or telecommunications center, and other locations as secondary sites.
4. Pursue and attract family restaurants (i.e. Bennigans, Steve's) for location at Grand River and Fenkell (Jordans on the River and car wash site) and other appropriate sites.
5. Develop joint working relationships with community groups and development entities that are active in this community to pursue complementary and coordinated redevelopment and rehabilitation program. (5)
6. Request that the City Government advocate change in the State Legislation Enabling Act for moratorium and zoning restrictions on adult entertainment and liquor stores. (3)



7. Pursue commercial developers for Fenkell Ave. to connect and coordinate planning with new housing projects and new post office in Brightmoor currently under construction. (3)
8. Develop and support the development of area business associations to work with local merchants to improve customer services. (3)
9. Pursue developers for a family entertainment center/ complex based on lease arrangements (similar to Hart Plaza) for sites such as: Eliza Howell, Crowell and Hope Mini-Park. (2)
10. Provide tax and other incentives to small businesses to operates in the community. (1)
11. Focus city investment for community development targeting Grand River and Lahser; Grand and Telegraph; Seven Mile and Evergreen; and a site in Brightmoor tied to new housing development, to enhance competitiveness with suburban areas. (1)
12. Encourage and attract more African-American businesses to create a balance of cultural goods and services available to residents, i.e., bakery, restaurants, book store/library. (0)

Housing

1. Encourage community organizations and stakeholders to advocate and lobby city government to increase city personnel and provide better services; and to expedite the land acquisition process. (10)
2. Create and build a marketing program to promote “new” housing in areas that have experienced significant loss in housing stock, i.e. Brightmoor, Redford Gardens, and other appropriate sites. (7)
3. Expand and bolster neighborhood city hall to be a more effective delivery agent of city services and community concerns. (7)
4. Pursue developers to attract investors for the implementation of development plans for the Trinity Housing Project and The Hope Park Housing Project. (5)



5. Expedite housing demolition programs to include a cluster-wide “community development team” representative of residents business owners, and other stakeholders in the planning and implementation process (5)
6. Encourage and assist community developers to jointly pursue applications of HUD homeownership zone. (4)
7. Establish a cluster-wide “community development team” including representation of residents, business owners, and other stakeholders in Cluster 8 to coordinate and monitor housing and commercial reinvestment (4)

Job Centers

1. Capitalize on the Cluster’s diverse workforce by creating a comprehensive job training center which includes training for entertainment complex jobs, service industry and technical training centers. (10)
2. Encourage corporate sponsorship of affordable child and adult day care for working parents to remove barriers to work. (9)
3. Identify community leaders, business associations, educators, community and faith-based organizations to serve as a pool of potential trainers and mentors at the Job Training Center. (5)
4. Encourage development of a light industrial business park with proper buffering in the southeastern region of Brightmoor. (4)
5. Build partnerships between community and faith-based organizations to optimize job opportunities. (3)
6. Establish community-based learning centers supported by the faith-based community that focus on preparing youth and adults for entrepreneurial and small business opportunities. (1)

Transportation

1. Improve roads and freeways by repaving, increasing signage, and timely snow removal. (8)
2. Recommend and support legislation to eliminate insurance redlining in Detroit neighborhoods. (8)



3. Expand United Way Community Services Special Summer Programs' Youth Mobility Project to provide year-round transit for youth to jobs and training programs. (4)
4. Establish an affordable para-transit system to reduce congestion on freeway and major arteries. (3)
5. Improve public transportation by placing more busses on major routes, creating better connecting routes between DDOT and SMART and expanding SMART to regions in the tri-county. (3)

Environmental

1. Enforce ordinances regarding illegal dumping to reduce the appearance of blight and deterioration in the neighborhoods. (10)
2. Clean-up Brownfields within the Cluster at the following locations: Outer Drive and Fenkell, industrial Complexes, Schoolcraft, Telegraph between McNichols and Fenkell, Eight Mile between Evergreen and Lahser. (8)
3. Empower residents with the authority to issue tickets for violators of city ordinances regarding dumping. (5)
4. Expand area graffiti clean-up program to extend to all commercial strips in the neighborhood. (5)
5. Advocate improved services to maintain and clean-up the Rouge River and all public parks in the cluster. (3)
6. Advocate and enforce city ordinances that restrict advertisement of liquor and cigarettes on neighborhood storefronts and signs. (3)
7. Establish a resident "hot-line" for garbage and bulk pickup complaints. (2)
8. Advocate the expansion of bottle deposit laws to include all beverage containers. (2)
9. Improve and enforce regulations regarding illegal parking of vehicles such as mobile homes, trailers, and cars. (0)



Youth Development

1. Encourage neighborhood groups and local grocery stores to consistently monitor the enforcement of: (12)
 - the sale and distribution of illegal substances to minors in local stores
 - the display of pornographic material at eye level.
2. Create more youth mentoring and guidance programs through neighborhood schools and centers to provide at risk youth positive role models and guidance through mentoring relationships, targeting youth ages 14 to 20. (8)
3. Strengthen community and youth ownership of parks and ability to advocate for improved city services to help maximize park assets and ensure regular maintenance and upkeep. (5)
4. Encourage public and private health facilities to invest in the placement and maintenance of kiosks that promote health and nutrition messages and information in locations frequented by youth. (4)
5. Increase community, neighborhood, and faith-based investment and participation in neighborhood schools to create more attractive and academically sound schools, thereby enhancing youth growth and development.
6. Increase awareness of existing youth mentoring programs in the area. (0)